

# **CITY OF CORPUS CHRISTI**

**Parcel No. 34A**

**ETT039750 (ETT 072A)**

**Barney Davis – Naval Base 138kV Line ROW  
Construct Double Circuit Capable 138kV Line**

**APPRAISAL OF  
5.320 ACRES OF LAND,  
LOCATED AT THE NORTHWEST CORNER  
OF FLOUR BLUFF DRIVE AND DIVISION ROAD,  
IN CORPUS CHRISTI,  
NUECES COUNTY, TEXAS**

## **PREPARED FOR**

**Electric Transmission Texas, LLC  
c/o AEP Texas Central  
539 North Carancahua  
Corpus Christi, Texas 78478**

## **PREPARED BY**

**THOMAS F. DORSEY  
Real Estate Appraiser / Consultant  
P.O. Box 270535  
Corpus Christi, Texas 78427 – 0535**

## **EFFECTIVE DATE OF VALUE**

**February 12, 2016**

# THOMAS F. DORSEY, CRE, MAI, SRA

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REAL ESTATE APPRAISER • CONSULTANT

Electric Transmission Texas, LLC  
c/o AEP Texas Central  
539 North Carancahua  
Corpus Christi, Texas 78478

**Project:** Barney Davis to Naval Base ROW 138kV Line  
ETT039750 (ETT 072A) TP2012203

**P.V.I.D.#** ETT039750

**W.O.#** 42400006-02

**Contract No.** 026926770000x103

**Line List#** 34a

**Property Owner:** City of Corpus Christi

**Subject Property:** 5.320 acres of land (231,739 sf), more or less, lying along the northwest corner of the intersection of Flour Bluff Drive and Division Road. The site is vacant and unimproved land.

## Property Rights Appraised

The property rights appraised are the fee-simple estate excluding mineral interests, if any.

## Intended Use of the Appraisal

The intended use of this appraisal is for negotiations relating to the acquisition of an electric transmission line easement.

## Intended User of the Appraisal

The intended users of the appraisal are the client, Electric Transmission Texas (ETT), the agents and representatives of ETT, the owner of the appraised property and the agents and representatives of the owner.

### **Legal Description**

Being 5.320 acres out of Lots Four (4) and Five (5), Section 40, Flour Bluff and Encinal Farm and Garden Tracts, Nueces County, Texas, as per map or plat recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being more particularly described by metes and bounds in Document No. 2015026689, Official Public Records, Nueces County, Texas.

### **Definition of Market Value**

Market value is the price which the property would bring when it is offered for sale by one who desires, but is not obligated to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is, or in all reasonable probability, will become available within the reasonable future.\*

### **Real Estate Assessments**

The appraised property is located within the political jurisdiction of Corpus Christi, Nueces County, Texas. The Nueces County Appraisal District has not assigned an account number to the property.

### **History and Ownership of the Appraised Property**

The subject property was acquired by The City of Corpus Christi in July of 2015. The subject was conveyed from Alamo Concrete Products, Ltd. to The City of Corpus Christi, Texas. The Deed is recorded under Clerk's File #2015026689 in the Official Records of Nueces County, Texas. The sale price was confirmed at \$275,000. There were no other conveyances found of record involving ownership in the subject property during the three years immediately preceding the date of the above referenced conveyance.

\* City of Austin v. Cannizzo, Cite as 267 SW 2nd. 808.

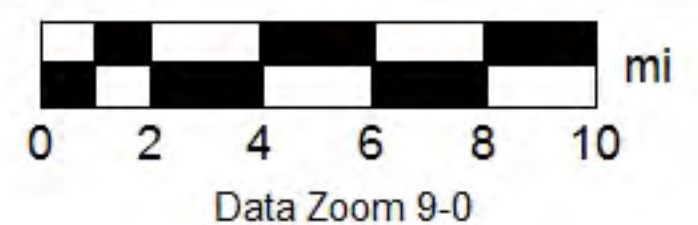




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### Extraordinary Assumptions

An extraordinary assumption is defined as: "An assumption, directly related to a specific assignment, which, if found to be false could alter the appraisers opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.\*\*

The descriptions of the subject property contained herein are based on off-site observations made of the property and from information gathered from aerial photographs. We were unable to observe the interior of the site as it is covered with dense brush. We reserve the right to amend the appraisal if any of the description of the property are found to be in substantial error.

\*\* Dictionary of Real Estate Appraisal, 5th. Edition,  
(Chicago: Appraisal Institute, 2010)

### **Description of the Process and Scope of the Appraisal**

The descriptions of the subject property contained herein are based on observations made of the property conducted on February 12, 2016. An examination of topographic maps and aerial photographs of the property was also made.

The appraisal process included an investigation of property transfers in the area of the appraised property. The appraisers have interviewed buyers, sellers and real estate brokers active in the area. The sales gathered by the appraisers were inspected, analyzed and compared to the subject property. The general economy, as well as the specifics of the subject neighborhood have been investigated. The appraisers have familiarity with the subject's neighborhood, having appraised several similar properties over the years. For the purposes of this report, the value of the property has been estimated by direct sales comparison.

The appraisal is based on the extraordinary assumptions previously discussed. The appraisal does not consider the value of mineral interests, if any. The leased fee and leasehold interest, if any, have not been considered in this analysis.

### **Environmental Issues**

The appraisers cannot be held responsible for the lack of detection or identification of environmental problems. No environmental concerns were observed by the appraisers during off-site observations of the property. No environmental impact studies were either requested or made in conjunction with the appraisal report.

The appraisers, thereby, reserve the right to alter, amend, revise or rescind any of the value opinions based on any subsequent environmental impact studies, research or investigation. The subject property has been appraised as though free of contamination.

### Assumptions and Limiting Conditions

This appraisal is subject to the following Assumptions and Limiting Conditions:

1. The legal description of the subject property furnished to the appraisers is assumed to be correct. The Appraisers assume the title to the interest appraised to be good and marketable. No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title.
2. The estimate of value assumes the property to be free of encumbrances and the property is analyzed as being under responsible ownership and competent management. Typical financing as may customarily be secured by the purchaser of the type of property under appraisal has been considered.
3. All photographs, building diagrams/sketch in this report are for illustrative purposes only and are included to aid the reader in visualizing the property. No guarantee as to accuracy of such items is expressed or implied.
4. All maps of the subject property, and comparables, are presented for descriptive purposes only and are not to be held as a substitute for a survey or site plan prepared by an engineer or surveyor. This is particularly true as to the statements regarding the 100-year flood plan and the location and availability of utilities, which require engineering review regarding specific location and capacity. The boundaries of the land and the dimensions and size thereof as indicated to the appraisers are assumed to be true and correct. No provisions have been made for a special survey of the property. Valuation is reported without regard to question of encroachments.
5. Information, estimates and opinions furnished to the Appraisers by others, upon which their conclusions are based, are believed to be reliable and believed to be true and correct. However, no warranty is given for their accuracy. Conclusions based on misinformation can invalidate such conclusions, and in such cases, the Appraisers reserve the right to amend their conclusions. The Appraisers assume that the value of the improvements, if any, on the subject property, is not impacted by requirements of the Americans with Disabilities Act.
6. The Appraisers are not qualified to detect hazardous waste and/or toxic materials. The Appraisers assume that there are no hidden or unapparent soil conditions, environmental conditions or hazardous wastes, including the subsoil or structures, that would render the property more or less valuable.

Such determination would require an investigation by a qualified expert in the field of environmental assessment. The Appraisers' value estimate is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them.

The Appraisers' descriptions and resulting comments are the result of the routine observations made during the appraisal process. The client is urged to retain an expert in the field, if desired.

7. Disclosure of the contents of this report is governed by the by-laws and regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the Appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or to the appraisal designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or other public means of communication without the prior consent and approval of the author(s).
8. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the Appraisers, and in any event, only with proper written qualification and only in its entirety.
9. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
10. The Appraisers are not required to give testimony or to appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been made previously.
11. Acceptance of and/or use of this report constitutes acceptance of the foregoing Assumptions and Limiting Conditions. The Appraisers' duties, pursuant to the employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report. However, any corrections or errors should be called to the attention of the Appraisers within 60 days of delivery.



**Exposure Time:**

Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Based on our review of various sales occurring in the South Texas area, and based on discussions with informed, ranch brokers and other active market participants, it is the appraisers' opinion that the exposure time for the subject property would be between 6 months to 12 months.

**Marketing Time:**

Reasonable marketing time is an estimate of the amount of time it might take to sell a property interest in real estate at the estimated market value level during the period immediately after the effective date of the appraisal. The estimate of the time period required for reasonable marketing is not intended to be a prediction of a date of sale.

The estimate of market time includes related information garnered from market sources, such as the identification of typical buyers and sellers for the type of real estate involved, typical equity investment levels and/or financing terms.

It is reported by area real estate brokers that demand for tracts of land, such as the subject, has been good for the past 6 months to one year. The perceived trend of land values in the subject's market has been positive, and the market appears to be good. The general economic condition of the subject's neighborhood is consistent with the economic conditions that exist within the entire South Texas area.

With these factors in mind, and based on our review of information available on the various comparable sales presented herein, and based on discussions with informed, real estate brokers and other active market participants, it is the appraisers' opinion that a reasonably appropriate marketing time for the subject property would be 6 to 12 months.

### Description of the Subject Property

Observations of the subject property were made by the appraisers on February 12, 2016. The appraisers are familiar with the subject's neighborhood, having appraised several properties within the area over the past several years.

Site Size: The subject site contains a total of 5.320 acres (231,739 sf) of land. (Refer to the "**Extraordinary Assumptions**" on Page 3 that apply to this appraisal.)

Location: The subject property's address is 2010 Flour Bluff Drive. The property lies at the northwest corner of Flour Bluff Drive and Division Road, in the Flour Bluff area of the city. Division Road "dead-ends" near the southwest corner of the site.

Shape: The subject site is irregular in shape. The site fronts along the west side of Flour Bluff Drive and the north side of Division Road, making it a corner location.

Access/Road Frontages: The appraised property fronts 367.90' along the west side of Flour Bluff Drive. The site also fronts 744.82' along Division Road, which "dead ends" near the southwest corner of the site. There is also a private road (ownership not determined) that lies along the northwest boundary of the tract.

Topography: Observations of the site show it to be covered with a dense stand of native brush. The site is fenced along its north boundary. For the purposes of this report, we assume that there are no unseen hazards or adverse environmental conditions that would adversely affect the value of the property. The site has no curbs, gutters or sidewalks along its Flour Bluff Drive or Division Road frontages.

Flood Zone: F.E.M.A. flood insurance maps for this area of Nueces County, indicate that the subject site lies entirely within Flood Zone C. Flood Zone C is defined as an area of minimal flooding. The site is shown in Flood Map Panel No. 485464 0316D, revised July 18, 1985. (The appraisers are not surveyors, therefore, no guarantees, expressed or implied, are made regarding this determination.)

Navy Land Use Zones: The property does not lie within any restrictive land use zones that the U.S. Navy places on properties located near their air fields.

Utilities\Zoning: According to the City of Corpus Christi, Texas, the only city utility available is water. The property is zoned "IL" Light-Industrial District. The building "set back" requirement is 25.'

Building Improvements: None.

Site Improvements: Site covered with brush and native grass. There is fencing along it's north boundary.

Easements: There is a high-pressure gas line (nitrogen) along its Flour Bluff frontage. Standard utility easements.  
(See "Extraordinary Assumptions" on Page 3.)



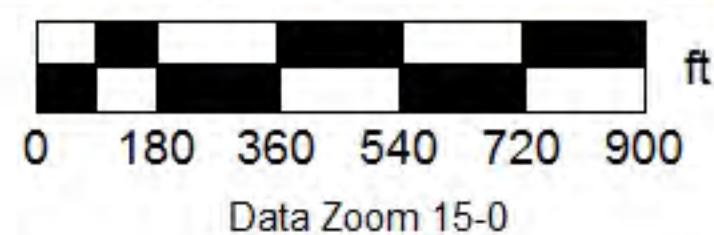
Subject Property

Subject

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**AERIAL PHOTOGRAPH**



## **Highest and Best Use:**

### **Definition:**

According to The Dictionary of Real Estate Appraisal, 5th. Edition (2010), published by the Appraisal Institute, Highest and best use is "the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and which results in the highest value."

**Legal Limitations of Use:** The subject property is located within the city limits of Corpus Christi, Texas. The local address of the property is 2010 Flour Bluff Drive. The only city utility available to the site is water. The property is zoned "IL" Light Industrial District.

**Land Usage:** The subject property is a vacant and unimproved tract of land. The neighborhood development is comprised of a mixture of vacant land, residential development, and scattered commercial and light-industrial uses.

**Legally Permissible:** The subject is zoned for light industrial use. It is in a developing area of "Flour Bluff" in northeast Corpus Christi, Texas. There are no known environmental regulations, historic controls or building/zoning codes that adversely affect the use of the property. Legally, the most probable future use of the property is for some type of light-industrial facility.

**Physically Possible:** The subject property contains 5.320 acres of land, more or less, and is of sufficient size for several uses.

**Financially Feasible/Maximally Productive:** The third and fourth criteria are those uses that are financially feasible and maximally productive. The location and zoning of the subject property make it suitable for residential and multi-family use.

**Conclusion:** Based on a study of physical features, legal limitations of use, feasible uses, maximally productive uses, and the investment motivation, the assigned highest and best use of the subject property, as of the date of appraisal, is for use as a light-industrial facility.

### Sales Comparison Approach

The Sales Comparison Approach is used to value the subject property. The Sales Comparison Approach is based upon the principle of substitution which holds that a prudent man will not pay more for a property than it would cost him to buy an equally desirable substitute property. The market value of the subject property is estimated by the Sales Comparison Approach, whereby sales with similar attributes were researched in the subject neighborhood. Write-up of the sales most comparable to the subject are found on the following pages, followed by a map showing their relative locations.

**COMPARABLE LAND SALE #1**

**County:** Nueces

**Date:** December 4, 2015

**Size:** 12.55 acres

**Records:** Doc: 2015048239

**Grantors:** Cloudcroft Land Ventures, Inc.

**Grantee:** Tenants in Common:

David P. Fillmore .....Undiv. 37.135%  
Reelman LLC .....Undiv. 4.690%  
Bayria LLC .....Undiv. 17.140%  
Boatex Properties I, LLC.....Undiv. 41.040%

**Legal Description:** 12.55 acres, more or less, being comprised of: **Tract I: 10.293 acres** of land out of Lots 13 and 14, Section 55, Flour Bluff and Encinal Farm and Garden Tracts; and, **Tract II: 2.257 acres** of land out of Lot 14, Section 55, Flour Bluff and Encinal Farm and Garden Tracts, Nueces County, Texas.

**Location:** The site "wraps" the southeast corner of Waldron Road and Graham Road, in the Flour Bluff area of Corpus Christi, Nueces County, Texas.

**Access:** The site fronts 927.29' along the south side of Graham Road and has 50' (access lane) along the east side of Waldron Road. The site does not include the "hard" corner at the intersection of the two streets.

**Total Consideration:** Land Only: \$760,000.00

**Unit Sales Price:** Land Only: \$1.25/square foot.

**Mortgage/Condition of sale:** Cash to seller.

**Zoning/Utilities:** Zoned "CG-1" General Commercial District. The site does not lie within an APZ. All city utilities available nearby.

**Topography/Physical:** A level, irregular-shaped tract of vacant land. Tract reportedly contains several pipeline easements and an electric transmission line easement.

**Structural Improvements:** None.

**Comments:** Site remains vacant. Purchased for the future expansion of self-storage facility located across Graham Road.



**COMPARABLE LAND SALE #2**

**County:** Nueces

**Date:** May 19, 2014

**Size:** 0.92 acres  
39,900 sq. feet

**Records:** File: 2014019061

**Grantor:** John M. Vann

**Grantee:** Richard R. Lane

**Legal Description:** 0.92 acres (39,900 sq. ft.), more or less, being out of Lot 1, Block 1, Billie Vann Subdivision, Corpus Christi, Nueces County, Texas.

**Location:** West side of Flour Bluff Drive at the corner of the intersection of Division Road.

**Access:** 210' frontage on Flour Bluff Drive X 190' frontage along Division Road.

**Total Consideration:** Land Only: \$60,000.00

**Unit Sales Price:** Land Only: \$1.50/square foot.

**Mortgage/Condition of sale:** Cash to seller.

**Zoning/Utilities:** Zoned RM-1, Multi-Family. The site does not lie within an APZ. City water only.

**Topography/Physical:** A level, almost square-shaped tract of vacant land. Curbs, gutters and sidewalks along Flour Bluff Drive.

**Structural Improvements:** None.

**Comments:**

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**COMPARABLE LAND SALE #3**

**County:** Nueces

**Date:** July 7, 2015

**Size:** 5.230 acres

**Records:** File: 2015026689

**Grantor:** Alamo Concrete Products

**Grantee:** City of Corpus Christi

**Legal Description:** 5.230 acres, more or less, out of Lots Four (4) and Five (5), Section 40, Flour Bluff and Encinal Farm and Garden Tracts, Nueces County, Texas, as per map or plat recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

**Location:** 2010 Flour Bluff Drive. Located at the northwest corner of the intersection of Flour Bluff Drive and Division Road, in Corpus Christi, Nueces County, Texas.

**Access:** 367.90' frontage on Flour Bluff Drive and 744.82' frontage on Division Road.

**Total Consideration:** Land Only: \$275,000.00

**Unit Sales Price:** Land Only: \$1.21/square foot.

**Mortgage/Condition of sale:** Cash to seller.

**Zoning/Utilities:** "IL" Light-Industrial District. The building "set back" requirement is 25.' City water only.

**Topography/Physical:** The site is covered with native brush. The site is fenced along its north boundary. It is assumed that there are no hazardous materials or other adverse conditions on the tract. No curbs, gutters or sidewalks along its Flour Bluff Drive or Division Road frontages. A level, almost square-shaped tract of vacant land. Curbs, gutters and sidewalks along Flour Bluff Drive.

**Structural Improvements:** None.

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**Comments:** This is the sale of the Subject Property.

BARNEY DAVIS to NAVAL BASE	SALES PRICE	CONDITIONS OF SALE	DATE	Adjusted Sales Price	SIZE	LOCATION	FRONTAGE/ ACCESS	TOPOGRAPHY/ PHYSICAL CHAR.	ZONING AND UTILITIES	INDICATED VALUE
City of Corpus Christi  Tract No. 34a		Cash Equiv.	2/12/2016		5.320 Acres	Northwest corner Flour Bluff Drive and Division Road	Good frontage on Flour Bluff Drive, and along Division Road	Irregular Triangle in Shape  Outside of APZ	Zoned Light-Industrial  Water Only	
1)  Cloudcroft to Fillmore, et al.	\$1.25/sf	Cash	12/2015		12.55 Acres	"Wraps" the Corner Of Waldron Road and Graham Road	927' on Graham Road 50' Access Lane to Waldron Road No Corner	Irregular Shape  Outside of APZ	Zoned "CG-1" Commercial District  All Utilities	\$1.31/sf
		=	=	\$1.25/sf	+5	+10	= / =	= / =	= / -10	
2)  Vann to Lane	\$1.50/s.f.	Cash	5/2014		0.92 Acres	West Side of Flour Bluff Drive	West Side of Flour Bluff Drive  No Corner	Rectangular Shape  Outside APZ	Zoned "RM-1" Multi-Family  Water Only	\$1.35/sf
		=	=	\$1.50/sf	-10	=	= / +10	-10 / =	= / =	
SALE OF SUBJECT  Alamo Concrete to City of Corpus Christi	\$1.21/SF	Cash  Seller "Duress"	7/2015		5.320 Acres	Northwest Corner Flour Bluff Drive Division Road	Good Frontage on Flour Bluff Drive and Division Road	Irregular Shape  Outside APZ	Zoned "1L"  Light Industrial	\$1.33/sf
		+ 10	=	\$1.33/sf	=	=	= / =	= / =	= / =	



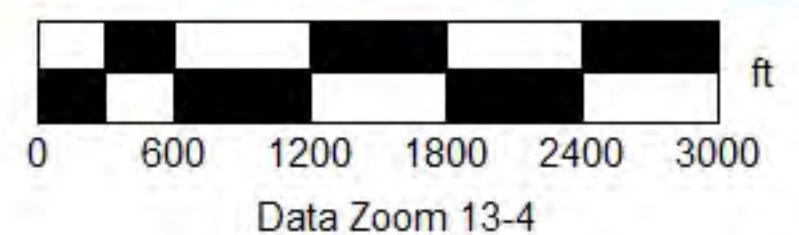
# Comparable Sales Map



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**Value Conclusion of the Whole Property**

Because of the lack of more sales, the range of adjusted values for the subject property falls within a relatively wide range. After adjustments, the indicated market value of the subject property indicated by the three comparable sales are:

Sale No. 1	\$1.31/square foot
Sale No. 2	\$1.35/square foot
Sale No. 3	\$1.33/square foot

Accordingly, giving credence on the indications of all three sales, market value of the subject property, surface estate only, is concluded to be \$1.35 per square foot.

Multiplying this total by the acreage contained in the subject property indicates a total market value, as of February 12, 2016, of 5.320 acres (231,739 sf) X \$1.35/per square foot) is \$312,847 which is rounded to:

**THREE HUNDRED THIRTEEN THOUSAND DOLLARS  
(\$313,000.00)**

**APPRAISER NOTE:**

This appraisal is subject to the "Extraordinary Assumptions" found on Page 3.

# **ANALYSIS OF THE PROPOSED EASEMENT**

**ELECTRIC TRANSMISSION TEXAS  
CITY OF CORPUS CHRISTI  
NUECES COUNTY, TEXAS  
0.861 OF AN ACRE TRANSMISSION LINE EASEMENT**

**EXHIBIT "A"**

**BEING** a 0.861 of an acre tract of land lying in the Ramon de Ynojosa Survey, Abstract 411, Nueces County, Texas, same being a portion Lot 5, Section 40 of the Flour Bluff and Encinal Farm and Garden Tracts as described and recorded in volume A, pages 41-43, Map Records of Nueces County, Texas, same being a portion of a 5.320 acre tract of land as described and recorded in document 2015026689, Official Public Records of Nueces County, Texas, same also being described by a drawing (Tract 34A City of Corpus Christi.dwg dated February 26, 2016) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found at the intersection of the proposed northwest right-of-way line of Flour Bluff Drive (80 feet wide right-of-way) and the centerline of Division Road (50 feet wide right-of-way), in the southwest line of the aforementioned Lot 5, Section 40, the northeast line of Lot 6, Section 40 of the aforementioned Flour Bluff and Encinal Farm and Garden Tracts and the southwest line of the aforementioned 5.320 acre tract;

**THENCE** leaving the proposed northwest right-of-way line of the aforementioned Flour Bluff Drive, along the centerline of the aforementioned Division Road, the southwest line of the aforementioned Lot 5, Section 40, the northeast line of Lot 6, Section 40 and the southwest line of the aforementioned 5.320 acre tract, N61°27'55"W a distance of 61.81 feet (Record – N61°27'50"W) to a point for the west corner of the herein described 0.861 of an acre tract;

**THENCE** leaving the centerline of the aforementioned Division Road, the southwest line of the aforementioned Lot 5, Section 40, the northeast line of the aforementioned Lot 6, Section 40 and the southwest line of the aforementioned 5.320 acre tract, N27°49'51"E, passing a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the northeast right-of-way line of said Division Road at a distance of 25.00 feet, from which a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the south curvilinear line of a 4.119 acre tract of land described as "Tract II" and recorded in document 2003058888, Official Public Records of Nueces County, Texas, bears N61°27'55"W a distance of 744.82 feet, a total distance of 389.12 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in a northeast line of said 5.320 acre tract for the north corner of the herein described 0.861 of an acre tract, from which a 5/8" iron rod found with plastic cap stamped "City of C.C. TX" in the south curvilinear line of said 4.119 acre tract for the north corner of said 5.320 acre tract bears N43°48'04"W a distance of 200.42 feet (Record – N43°47'43"W);

**THENCE** along a northeast line of the aforementioned 5.320 acre tract, S43°48'04"E a distance of 69.87 feet (Record – S43°47'43"E) to a 5/8" iron rod found with plastic cap stamped "City of C.C. TX" in the proposed northwest right-of-way line of the aforementioned Flour Bluff Drive for an interior angle corner of the herein described 0.861 of an acre tract;

**THENCE** leaving the proposed northwest right-of-way line of the aforementioned Flour Bluff Drive, along a northeast line of the aforementioned 5.320 acre tract, S61°25'39"E a distance of 33.69 feet (Record – S61°27'50"E) to a point for the east corner of the herein described 0.861 of an acre tract;

**ELECTRIC TRANSMISSION TEXAS  
CITY OF CORPUS CHRISTI  
NUECES COUNTY, TEXAS  
0.861 OF AN ACRE TRANSMISSION LINE EASEMENT**

**THENCE** S27°49'51"W a distance of 367.90 feet to a point in the projected centerline of the aforementioned Division Road, the southwest line of the aforementioned Lot 5, Section 40, the northeast line of the aforementioned Lot 6, Section 40 and the southwest line of the aforementioned 5.320 acre tract for the south corner of the herein described 0.861 of an acre tract;

**THENCE** along the projected centerline of the aforementioned Division Road, the southwest line of the aforementioned Lot 5, Section 40, the northeast line of the aforementioned Lot 6, Section 40 and the southwest line of the aforementioned 5.320 acre tract, N61°27'55"W a distance of 38.20 feet (Record – N61°27'50"W) to the **PLACE OF BEGINNING** and containing 0.861 of an acre of land, of which 0.304 of an acre lies within the proposed right-of-way limits of the aforementioned Flour Bluff Drive and which 0.036 of an acre lies within the right-of-way limits of said Division Road.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD1983 (2011), South Zone.

**THE STATE OF TEXAS  
KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR**

I, C. Gordon Clark, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in June 2015 thru February 2016.

Date 26<sup>th</sup> day of February 2016 A.D.



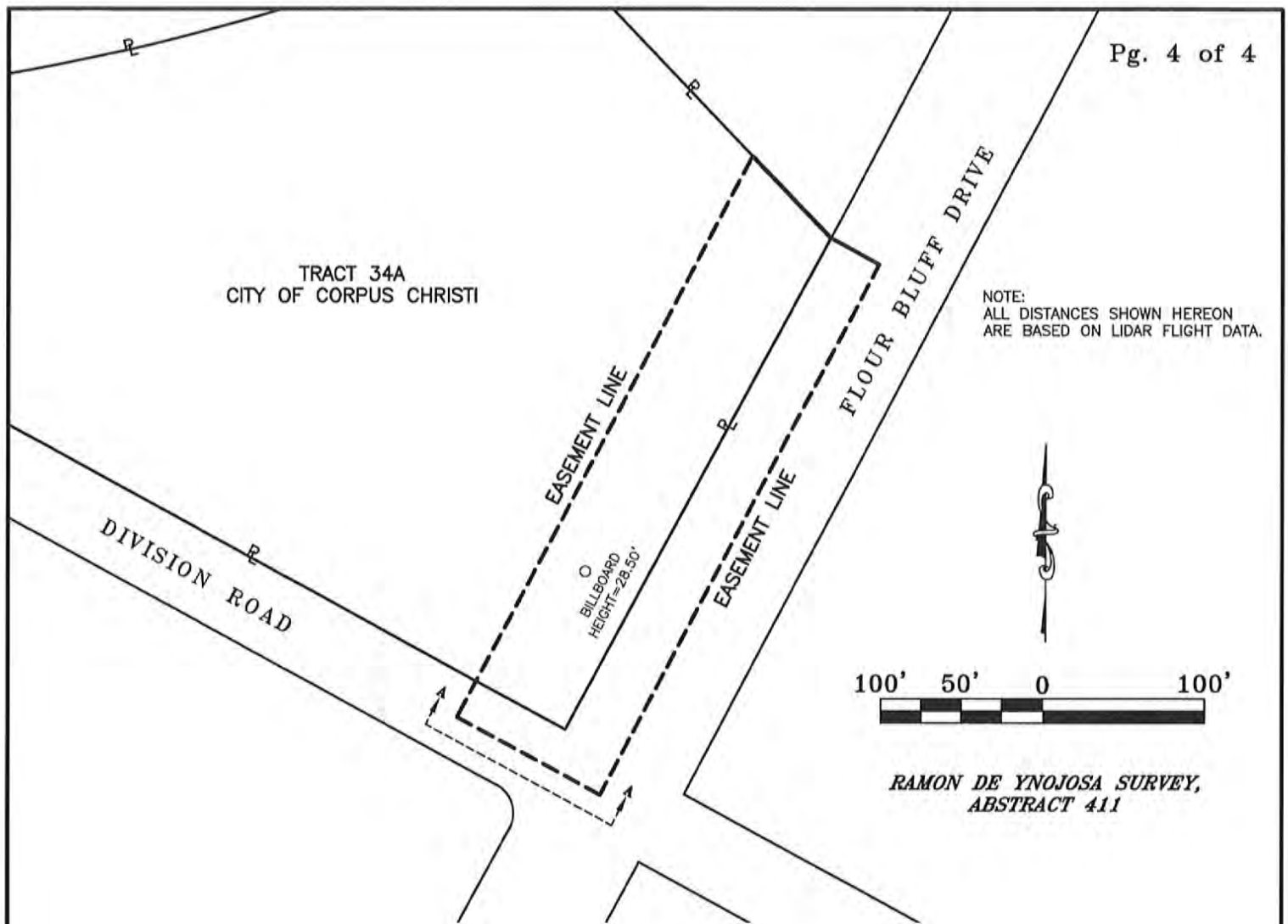
C. Gordon Clark  
C. Gordon Clark  
Registered Professional Land Surveyor  
No. 3999 - State of Texas



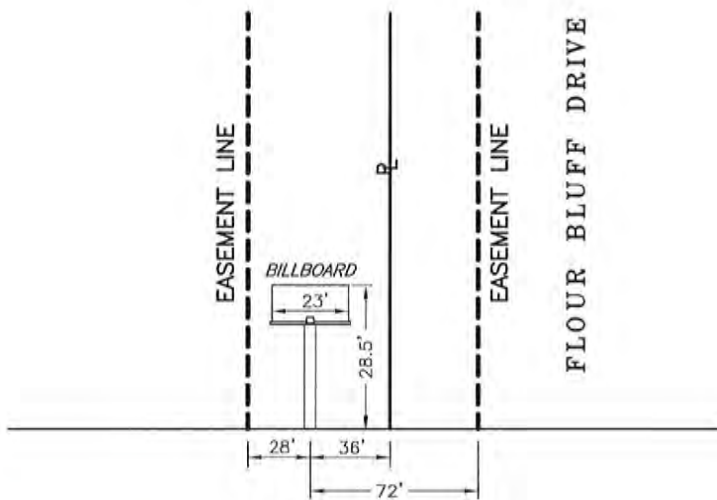


TRACT 34A  
CITY OF CORPUS CHRISTI

NOTE:  
ALL DISTANCES SHOWN HEREON  
ARE BASED ON LIDAR FLIGHT DATA.



RAMON DE YNOJOSA SURVEY,  
ABSTRACT 411







**AERIAL PHOTOGRAPH**



## **Estimate of Compensation Due the Owner**

### **Description of the Part Taken**

Electric Transmission Texas ("ETT") is constructing a new single-circuit 138kV transmission line from ETT's existing Barney Davis Substation to AEP Texas Central Company's existing Naval Base Substation pursuant to the terms of a final order of the Public Utility Commission of Texas ("PUCT") dated May 28, 2015. In that final order, the PUCT determined that this new transmission line was necessary to improve the reliability of the electric transmission network in the Flour Bluff and surrounding areas and reduce the possibility of loss of electric load. The PUCT's final order also established the route of the new transmission line. The easement described in this appraisal report is part of that PUCT-approved transmission line route.

### **Valuation of the 0.861 acre Part Taken**

The proposed easement contains a total of 0.861 of an acre, of which 0.304 acres lies within the right of way of Flour Bluff Drive and 0.036 acres lies within the right of way of Division Street. The total area of the easement lying on the subject property is a total of (0.861 ac - 0.340 ac.) 0.521 acres.

Flour Bluff Drive is a major city street in this area of the city and has been in place for many years. The landowners' interest in this portion of the easement has only a nominal value.

Therefore, we have assigned a lump-sum value of \$100 as the landowners' interest in the 0.340-acre portion of the proposed easement lying within the street rights of way of Flour Bluff Drive and Division Road.

### **Valuation of the Part Taken**

The unencumbered portion of the easement contains 0.521 acres, more or less. This portion of the easement has a highest and best use as part of the 5.320-acre "parent" property. In the previous section of this report, the market land value of the "parent" property was estimated to be \$1.35 per square foot.

The value of the unencumbered portion of the proposed easement is based on 95% of the value of a pro rata part of the subject property, which is calculated as:

$\$1.35/\text{sf} \times 95\% \times 0.521 \text{ acres } (22,695 \text{ sf}), \text{ or } \$29,100(\text{R})$



### **Damages to the Remainder**

It is our opinion that the acquisition of the proposed electric transmission line easement will cause damage to the remainder of the subject property. A "matched pairs" study of various property sales in South Texas was prepared by the appraisers. The analyses reflect a range of damages due to the presence of transmission line easements. In order to estimate damages caused by the acquisition of a permanent easement, the most important factor to be considered is its location on the subject site.

**Building Set Back Line (Minimum Yard Requirement):** The location of the proposed easement along, and abutting, Flour Bluff Drive does not appear to seriously impact on the market value of the remainder property. Utility easements and electric transmission easements are common. The aerial photos of the subject site, along with inspections of the property made from Flour Bluff Drive, indicate that the proposed easement will lie partially within designated "set-back" required by the City of Corpus Christi under its zoning ordinance.

The Zoning Ordinance states that the required "set-back" for properties with "IL, Light-Industrial District zoning is 25.' The average width of the easement proposed by ETT is about 62', so more than 40% of the proposed easement will lie within the minimum set-back required by the city. As is illustrated by the adjoining light-industrial property, developers typically use the front portion of the site along Flour Bluff Drive for drives, parking areas and "green" landscaped areas. This is common practice for commercial and industrial developments in the city.

**Paired Sales:** Over several years of practice the appraisers have "paired" various sales in an attempt to measure the impact of electrical and pipeline easements on various types of properties. Some of the sales investigated had pipeline and/or transmission line easements, while others had none. The pairs analyzed reflect damage to the remainder ranging from 0% to about 6% - 8%. The larger damage amounts were found when the paired property with a transmission line had no prior existing easements.

Accordingly, giving weight and credence to the above, it is concluded that the acquisition of an electrical transmission line easement along the subject property's frontage along Flour Bluff Drive will cause damage to its remainder of approximately 5%.

**Calculation of the Remainder:**

5.320 ac - 0.861 ac. = 4.459 acres.

**Calculation of Damages to the Remainder:**

4.459 ac. (194,234 sf) X \$1.35/square foot X 5% = \$ 13,200 (R)

**Summary of Compensation - City of Corpus Christi  
Parcel No. 34a**

I.	Estimated Market Value of the Whole Property (Land Only): (5.320 acres X \$1.35/sf) = \$ 313,000	
II.	Estimated Market Value of Rights Acquired in the Permanent Easement: (0.521 acres X \$1.35/sf) =	\$ 29,100
III.	Estimated Market Value of Rights Acquired within Existing Street Rights-of-Way: (0.340 acres) =	\$ 100
IV.	Total Estimated Damages to Remainder: =	\$ 13,200
V.	Total Compensation Due Landowner:	\$ 42,400

**Value of the Remainder Before the Taking:**

5.320 ac - 0.861 ac. (easement) = 4.459 acres

4.459 ac. X \$1.35/square foot = \$262,216

**Value of the Remainder After the Taking:**

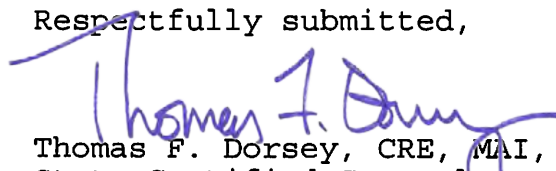
4.459 ac. X \$1.35/square foot = \$262,216

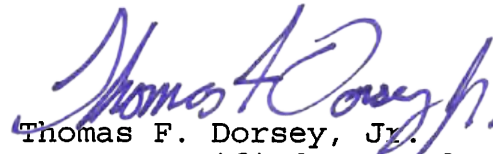
Less: Damages to Remainder -\$ 13,200

\$249,016

**Compensation Due The Owner: \$ 42,400**

Respectfully submitted,

  
Thomas F. Dorsey, CRE, MAI, SRA  
State Certified General  
Real Estate Appraiser

  
Thomas F. Dorsey, Jr.  
State Certified General  
Real Estate Appraiser



## APPRAISER CERTIFICATION

The undersigned hereby certifies that, to the best of our knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute*, which include the *Uniform Standards of Professional Appraisal Practice*.

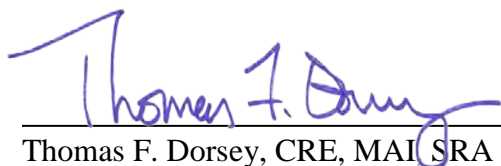
The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Thomas F. Dorsey, MAI, has completed the requirements under the continuing education program of the Appraisal Institute.

Thomas F. Dorsey has made an off-site inspection of the real property that is the subject of this report.

No one provided significant real property appraisal assistance to the persons signing this certification.

The appraisal was prepared in conformance with the rules and regulations of the Texas Appraiser Licensing and Certification Board.



Thomas F. Dorsey, CRE, MAI SRA

Date: March 8, 2016



Thomas F. Dorsey Jr.

Date: March 8, 2016

**Subject – Photos     Tract No. 34a City of Corpus Christi**



View of the Subject Property, looking to the West from Flour Bluff Drive.



View of the Area of the Proposed Easement, looking North along Flour Bluff Drive.